

## 96 Garland Road, Heckford Park, Poole, Dorset BH15 2LD

A characterful four double bedroom mid terrace house conveniently situated in the popular Heckford Park within walking distance from Poole Hospital, local shops and parks. Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. This well presented home offers over 1000 sq ft set over three floors and must be viewed to appreciate not only its superb location but also the generous accommodation on offer, which comprises: GROUND FLOOR; lounge, fitted kitchen, dining room and contemporary bathroom. FIRST FLOOR: three bedrooms. SECOND FLOOR: Further double bedroom. Externally the property has a South facing low maintenance garden with rear access to parking. Further features of this must see home include NEW ROOF (Nov 2023) AND NEW BOILER (2021), gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet combined and Poole High School.

## Guide Price £325,000 Freehold

info@anthonydavid.co.uk www.anthonydavid.co.uk 01202 677444

## ANTHONY DAVID&

BATHROOM 7'11" x 6'7" 2.40m x 2.01m

KITCHEN 414'10" x 7'11" 4.51m x 2.40m

DINING ROOM 11'11" x 11'6" 3.64m x 3.50m

LOUNGE 11'9" x 10'6" 3.58m x 3.20m 1ST FLOOR 393 sq.ft. (36.5 sq.m.) approx.

**BEDROOM 4** 

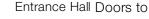
10'0" x 7'11" 3.04m x 2.40m

BEDROOM 3 11'11" x 9'1" 3.64m x 2.76m

> BEDROOM 1 13'11" x 11'9" 4.23m x 3.58m

2ND FLOOR 168 sq.ft. (15.6 sq.m.) approx

BEDROOM 2 13'11" x 12'2" 4.23m x 3.70m



Lounge 3.36m x 3.20m (11' 0" x 10' 6") into bay

Dining Room 3.64m x 3.51m (11' 11" x 11' 6") max

Kitchen/Diner 4.51m x 2.40m (14' 10" x 7' 10")

Bathroom 2.45m x 2.01m (8' 0" x 6' 7")

First Floor Landing Doors to

Bedroom One 4.27m x 3.05m (14' 0" x 10' 0")

Bedroom Three 3.72m x 2.67m (12' 2" x 8' 9")

Bedroom Four 3.04m x 2.41m (10' 0" x 7' 11")

Stairs to Second Floor

Bedroom Two 4.23m x 3.66m (13' 11" x 12' 0") max

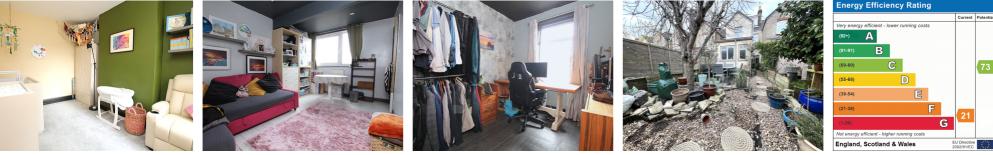
Garden Low maintenance

Parking To the rear

Council Tax Band B

Agents Note The EPC was carried our prior to the new roof and boiler.





## Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.

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